



Units 1-4 Park View
30 Radford Way
Billericay
Essex
CM12 0DA

To Let - Prestigious New Office Accommodation

- 8,339 sq ft (775 sq m)
- Walking Distance From Station & High Street
- New Build Accommodation

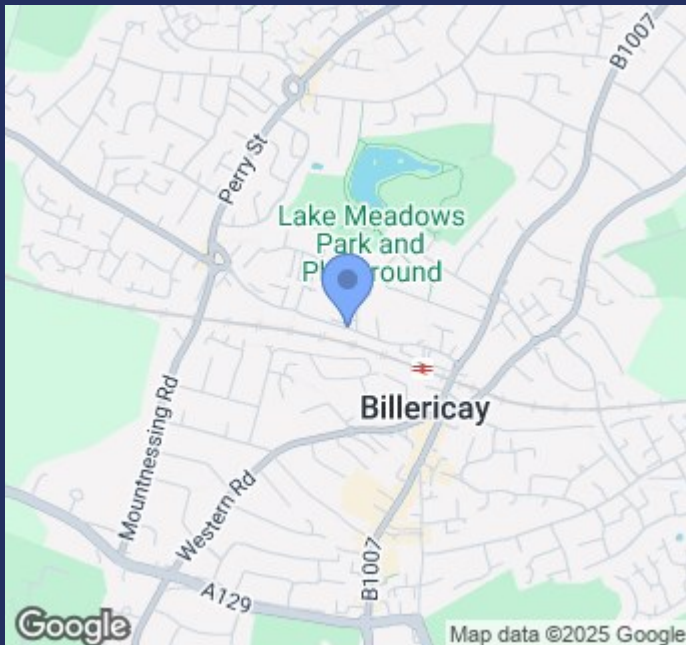
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www.mjmpropertyconsultants.co.uk



Location

The property lies midway along Radford Way, Billericay on its north side, a short distance from Billericay Railway Station and High Street (B1007). Billericay has a population of approximately 36,300 (2011 Census). It is a commuter town approximately 45km east of Central London, falling within the Borough of Basildon. The Town Centre offers a wide selection of national and local retailers serving the local community.



Description

The property comprises office accommodation situated over the first floor of a newly constructed multi storey mixed use development which also accommodates ground floor commercial spaces and residential apartments over upper floors. The specification includes:

- Air Conditioning
- Carpeting throughout
- Communal male & female WCs
- On site allocated parking.

Accommodation

The total office floor space is 8,398 sf (NIA) which can be spilt into smaller suites from 1,358 sq f (NIA).

Terms

The unit is offered on new effectively Full Repairing and Insuring lease on terms to be agreed.

Rent

£250,000 per annum exclusive.

Business Rates

Awaiting assessment. Prospective Tenants are advised to check their business rates obligations with the local Council.

Service Charge

A service charge is payable for the building's maintenance and upkeep and utilities of the common areas and utilities. Further details on request.

Planning and Use

The units have been designed for office use but fall within Use Class E. Other uses within Class E will be considered including Medical, Fitness, Leisure.

Energy Performance Certificate

A 13

VAT

VAT is applicable to the rent and service charge

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information:

Contact MJM Property Consultants:

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